

MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP

A regular meeting of the Ramona Community Planning Group (RCPG) was held June 5, 2008, at 7 p.m., at the Ramona Community Center, 434 Aqua Lane, Ramona, California.

In Attendance:	Torry Brean	Matt Deskovick	Carolyn Dorroh
	Katherine L. Finley	Dennis Grimes	Kristi Mansolf
	Vivian Osborn (Att. 7:20)	Helene Radzik	Andrew Simmons (Att. 7:25)
	Dennis Sprong	Luauna Stines	Angus Tobiason

Excused Absence: Chad Anderson, Chris Anderson

Helene Radzik, Chair of the RCPG, acted as Chair of the meeting. Kristi Mansolf, Secretary of the RCPG, acted as Secretary of the meeting.

ITEM 1: The Chair Called the Meeting to Order at 7:06 p.m.

ITEM 2: Pledge of Allegiance

ITEM 3: The Secretary Determined a Quorum was Present

ITEM 4 LIST OF ABSENTEES FOR THIS MEETING. Determination of Excused and Unexcused Absences by the RCPG – Secretary Will Read Record Separately from the Minutes – Chad Anderson and Chris Anderson both had excused absences.

ITEM 5: Approval of Order of the Agenda (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA.

The Motion **passed** with no objections, with Chad Anderson, Chris Anderson and Andrew Simmons absent.

ITEM 6: Roberts Rules of Order – Rules of Parliamentary Procedure to be Followed during Meeting. The Brown Act – General Information on What it is and How it Applies to the RCPG (Chair)

The Chair said Roberts Rules of Order govern how the RCPG meetings are conducted. The Brown Act delineates how the public participates. The Chair has books on the Brown Act and Roberts Rules of Order in case anyone is interested in learning more.

ITEM 7: ANNOUNCEMENTS & Correspondence Received (Chair)

The Chair said she attended the County training for Planning and Sponsor Group members. She learned that it is the right of the public to take photos and videotape at open meetings, and we are not to discriminate toward people doing so. The agenda should be posted 24 hours before the meeting. Members of the public do not need to sign in at public meetings – signing in is voluntary.

Ms. Mansolf announced the Airport Land Use Commission was going to hear, on that day, a technical correction to the adopted Ramona Airport Land Use Compatibility Plan. It was discovered that the airport was not on the spot it had been surveyed at in the 1990's – the information used in creating this detail of the Ramona Airport Land Use Compatibility Plan. To correct this, it was being moved on paper 500 feet west, further away from existing development.

ITEM 8: NON-AGENDA ITEMS Presentations from Public on Land Issues not on Current Agenda (No Presentations on Ongoing Projects – These Must be Agendized)

Ms. Stines said a prayer.

ITEM 9: P07-002RPL, Gardner Property, 27541 Hwy 78. Sprint/Nextel Cell Site, 15 Panel-Type Antenna Mounted to Roof and 11.5 by 20 by 10 Foot Shelter. In the Scenic Corridor. Continued from 5-1-08

Anne Wulftange had been asked by the RCPG to bring back color swatches for the proposed cell structure on Hwy 78. Ms. Wulftange said the owner of the house that burned onsite was rebuilding and knew the colors the new house would be. All colors would be rather strong colors. She was proposing shades of brown and blue for the proposed structure, which would be visible from Hwy 78 and in the scenic corridor. Ms. Wulftange was unable to get photo simulations of how the building would look. From Hwy 78, the building would have the sky visible behind it. The antenna will be mounted inside the structure.

Ms. Mansolf said depending on the color of the sky, the blues may really stand out.

Ms. Wulftange said gray would probably blend some of the time, but she wasn't sure.

Mr. Deskovick thought earthtones would blend well in the area.

Ms. Mansolf said either of the 2 lighter browns shown would blend with the rocks in the area. The site will be 700 feet off Hwy 78.

MOTION: TO CHOSE EARTHTONES MATCHING THE ROCKS FOR THE COLOR OF THE TELECOMMUNICATIONS STRUCTURE.

Upon motion made by Luauna Stines and seconded by Kristi Mansolf, the Motion **passed 12-0-1-0-2**, with Andrew Simmons abstaining, and Chad Anderson and Chris Anderson absent.

ITEM 10: SUBCOMMITTEE REPORTS

10-A: PARKS (Brean) (Action Item)

10-A-1: Ramona Boys and Girls Club, Collier Park Improvements. Jeff Miller, Representative, Boys and Girls Club

Mr. Miller said in 1993, the Boys and Girls Club built a facility in Ramona at Collier Park. They wanted to build a gym, and grant money was received, it was going to be matched – there was a donor, and then all of the funding went away. Plans are now to build a soccer arena to serve youths and adults, male and female. Twenty-three parking spaces will be added, and the slab will become the arena. Landscape will be added, and there will be lights for night play.

Dave Claycomb of Helix Environmental is working on the proposal. Mr. Claycomb is a 18 year Ramona resident. He has coached for years and understands the need for facilities in the Community. He has worked for years on different types of funding issues. The Park is at the corner of 7th and E St. Lighting standards will be for indoor soccer. There is also another project, to convert a tennis court to a basketball court and move the other tennis court so there will be both types of play. Now there are 2 tennis courts. One will be resurfaced and repainted with basketball standards at either end. The poles at the other tennis court will be put elsewhere in the Park and refurbished. There will be smaller trees planted around the facility to block headlights. There will be outdoor bleachers for the public and for coaches.

Ms. Stines said there is a great need for such facilities in Ramona.

When asked if there would be league play, Mr. Miller said the facility may be contracted out, but this is still undetermined. All play will have to be scheduled.

The Chair asked if dark sky standards would be complied with?

Mr. Miller said they would.

Mr. Brean appreciates that the proponent has talked to the neighbors about the project.

Mr. Deskovick asked the age limits for the Boys and Girls Club?

Mr. Miller said it is for children from about 8 to 18. The site will always be locked. The Boys and Girls Club has a lease with the County through 2036. Everything else at Collier Park is under the discretion of the Park Dept. Play will stop at 9:30 so that people are gone by 10 p.m.

Ms. Osborn asked about noise and spectators?

Mr. Miller said the youth has an audience, the adults not so much. The bleachers will be small and away from the street. There will be 90 spaces total for parking.

Mr. Tobiason said he goes to Poway weekly and parking is really difficult. Games last 50 minutes. You have to wait until someone pulls out to park.

Brad Roberts from County Parks said the County supports the project. There is money designated for the project and the Boys and Girls Club will supplement that.

MOTION: TO APPROVE THE PROJECT AS PRESENTED.

Upon motion made by Torry Brean and seconded by Luauna Stines, the Motion passed 13-0-0-0-2, with Chad Anderson and Chris Anderson absent.

10-B: GP Update Plan (formerly 2020 Community Plan)(Anderson) (Action Items)
10-B-1: Consideration and Recommendation on Draft Village Limit Line

The Chair said the deadline for the Draft Village Limit Line is still somewhat flexible, and this could be discussed at a later meeting.

10-B-2: Analysis of GP Update Maps – Board Alternative (also known as

Referral Map), Environmentally Preferred Alternative, Hybrid Map, Draft Map

The Chair said the County wants to know which map the RCPG supports now. Previously, the RCPG voted to support the Draft Map. We can look at all of the maps and decide if we still want to support the Draft Map or one of the other 3 maps. We have some time in which to do this.

10-B-3: Land Use Element

The Chair said comments on the Draft Land Use Element are due to the County by June 24. The Draft Land Use Element contains policies that will be in place for the GP Update. We can give our comments to the Chair individually, or we can have a special meeting.

Mr. Sprong thought the last special meeting was beneficial. He asked if the Hybrid Map is an internal document?

The Chair said it was.

Ms. Katherine L. Finley said she is dissatisfied with the process. She asked if it wasn't a conflict of interest for County Planners to come here and tell us how to plan the Community? She would like to know if all County owned parks are included on the maps.

MOTION: TO SCHEDULE A SPECIAL MEETING TO LOOK AT THE DRAFT REVISIONS.

Upon motion made by Torry Brean and seconded by Dennis Grimes, the Motion passed 13-0-0-0-3, with Chad Anderson and Chris Anderson absent.

10-C: WEST (Mansolf) (Action Items)

10-C-1: AD08-019, Administrative Permit on 30.33 acres, for an Oversized Barn and Arena at 15404 Highland Valley Rd. LaChappelle, owner. Includes a Tack Barn of 1,680 sq.ft.; Hay/Storage Barn of 640 sq.ft., Dressage Arena Cover of 15,600 sq.ft. (Action)

Ms. Mansolf gave the West Subcommittee report. Lynn LaChappelle is applying for an Administrative Permit to make a mini farm on 30 acres. The previous owner wanted to subdivide the property. The property is by Puerto Penasco and Bandy Canyon Rd. They are first planning to build a guest house to live in. Next they will build the horse barn and lastly the covered arena.

The property is a salad bowl. There is a retention pond which is smaller now than it was before. It was formerly a citrus grove which burned. All the trees have been removed. Ms. LaChappelle has gotten the signatures of all of the neighbors to the property except someone who has 100 acres for sale and is in New York. The dressage arena will be down below the main arena. There is an existing shed which counts toward 5,000 feet of the entitlement. In 1946 an IOD was put on the property for SA 603. The alignment is shown on the map. The hay barn will be 14 by 40 feet. The Mirror Motel will be 110 feet long and 52 feet wide. The grading is already done. There will be native plantings along the road. She has 2 horses now and is planning for 6. She also wants to have mini donkeys and llamas.

Ms. LaChappelle does not intend to use the property in a semi commercial way – she would have to upgrade her permit for this type of use, and she doesn't intend to have mini shows. Hay trucks

can access her property and turn around, if necessary. There is a natural drainage over a portion of the property that will not be affected by the development.

Ms. Mansolf said that the configuration of the buildings on the map sent from the County did not match the map Ms. LaChappelle brought to the West Subcommittee meeting. Ms. LaChappelle had said the placement of the buildings has been changed to a better configuration for the layout of the land. Ms. Mansolf asked Ms. LaChappelle to submit the new map to the County for distribution to the RCPG so that we can be sure we are acting on the map that was submitted to the County.

Ms. LaChappelle was unable to attend the RCPG meeting. Ms. Mansolf received the map presented from a friend of Ms. LaChappelle's right before the meeting. It has not yet been submitted to the County.

MOTION: TO REQUEST A NEW MAP CONSISTENT WITH THE USES PROPOSED. THE MAPS DON'T MATCH (THE MAP PRESENTED AT THE SUBCOMMITTEE AND THE MAP SENT FROM THE COUNTY).

Upon motion made by Kristi Mansolf, the Motion died for lack of a second.

Ms. Stines said that the project had been approved by the West Subcommittee and that this was a good project for this area. She thought the map presented should be considered.

MOTION: TO APPROVE THE MAP/PROJECT IN CONCEPT.

Upon motion made by Angus Tobiason and seconded by Katherine L. Finley, the Motion **passed 13-0-0-0-2.** with Chad Anderson and Chris Anderson absent.

Ms. Mansolf said to save confusion, she will submit the map the RCPG voted on with a letter showing the project was recommended for approval by the RCPG.

**10-C-2:TM 5307RPL5 Pahl's Way. Clinton Hale and Bud Gray, Applicants.
Owner is Lakeside Ventures, Inc. Proposal to split 202 acres into 8 lots
ranging from 8 to 40 acres. East Subcommittee Project (w/T&T)**

The applicant did not attend the West Subcommittee, nor was he at the RCPG meeting.

MOTION: TO TABLE AND REQUEST THE APPLICANT COME BEFORE THE RCPG AND PRESENT THE PROJECT.

Upon motion made by Kristi Mansolf, and seconded by Matt Deskovick, the Motion **passed 12-1-0-0-2,** with Katherine L. Finely voting no, and Chad Anderson and Chris Anderson absent.

**10-C-3:P 08-017, Spirit of Joy Lutheran Church, Hwy 67 and Highland Valley Rd.
8.86 Acres. Greg Danskin, Architect (w/T&T)**

Ms. Mansolf gave the West Subcommittee report. Four years ago the project came to the RCPG for a preliminary review. They since filed their project and recently had a pre-scoping meeting. There are no noise issues. The old Highland Valley Road alignment has been partially vacated. The vacation will be completed. The Design Review Board

approved the project. For landscaping, closer to Hwy 67 will be more native with the landscaping becoming more refined as one moves away from Hwy 67. They will be adding a fire hydrant. They currently don't have sewer but are required to have it due to the high groundwater level of the area. This will require an annexation. The water main will be underneath the road. Parking will be calculated according to the size of the sanctuary hall.

There was a request that the tree line be extended so that cars can't get through on the vacated portion of Highland Valley Road. There were concerns with the dark sky policy being followed if the parking lot would be lit all night, and a request that the lights be turned off when the facility is not in use at night. The West Subcommittee was told shorter lights and more lights could be used – these won't shine out as far as taller lights. There were concerns that the height of the bell tower, 55-1/2 feet, doesn't fit in the area. It was suggested the building look like an old mission. The project design is great, but in the area the project is going, an old mission style may fit in better. If the bell tower were shorter, there would not be the need to put a red light on it. There were concerns about the height requirement of the bell tower in relation to the proximity of the project to the airport. The project may not be in the flight path, but when retardant drops were done on the Cumming Ranch, planes were not following the flight pattern and they were flying low. There was a motion to support the project at the West Subcommittee, and it failed.

Mr. Simmons said the Transportation/Trails Subcommittee passed a motion to support the trails and pathway plan.

Mr. Danskin said they are continuing to work on the road vacation. Grading on the site will be to create a balance. The building will be 300 feet back from the center of the intersection. The monument is 28 feet tall. The bell tower will be 55-1/2 feet tall and the cross will be 4 feet tall. Parking will be screened and around a central space. Reports are currently being done. They are waiting for clarification from the County on some of the road issues.

Ms. Osborn referenced the scoping letter. The project needs sewer. She can't support extension of the sewer because it is growth inducing. This area is a wetland.

Mr. Deskovick asked how high church steeples are in Ramona? He doesn't want a situation where one church is trying to get more height on the other steeples.

Mr. Danskin said that this is not the case. The consideration here for the height was the distance the building is from the intersection.

Ms. Stines said 60 feet is the standard height of a steeple.

Ms. Dorroh said that there are concerns for standing water – this area is a drainage and has flooded in the past. She asked about the RMWD going to LAFCO about adding this area to the sewer district?

Mr. Sprong asked if this project were dependent on another project for the sewer connection?

Mr. Danskin said that the project is anticipating the Cumming Ranch project will extend the sewer and facilitate the ability for the Church to connect to it. Without the Cumming Ranch project, he doesn't know.

MOTION: TO APPROVE THE PROJECT IN CONCEPT.

Upon motion made by Kathy S. Finley and seconded by Torry Brean, the Motion **passed 8-2-3-0-2**, with Carolyn Dorroh and Vivian Osborn voting no, Kristi Mansolf, Helene Radzik and Andrew Simmons abstaining, and Chad Anderson and Chris Anderson absent.

10-C-4:Montecito Ranch, SP 01-001, GPA 04-013, TM 5250RPL Informational Project Update. Chris Brown, Proponent (w/T&T)

Mr. Brown presented the project. The project Draft Environmental Impact Report (DEIR) is going to the County on Monday. He thinks the public review period will be 45 days. The site is 935 acres, and his project is to subdivide the property into 417 residential lots. One of the benefits of the project is there will be a 10.6 acre site left for a future charter school. Should the site not be developed as a charter school, it will revert to open space. The SA 330 that would have gone from the Airport area to Hwy 67 has been eliminated. Study of this road is included in the DEIR. His project won't be building it, but someone else may build it in the future as it will stay on the maps. The project will be accessed off Montecito Rd. to Montecito Way, and a new road will be built from Montecito Way that goes through the project and comes out on Ash St. — the other project access. For the project, they will be improving 7 intersections. Road improvements made by the project will improve circulation throughout Ramona. All current projects in the area are considered in the DEIR. Some roads don't have direct impact, but have cumulative impact. The project will also put in a park that will include the historic ranch house on site, trails, equestrian opportunities, and additional road improvements. He will be meeting with the Capital Improvement Project person for Ramona (at DPW) to look at other road improvements that can be made that Ramona feels are needed.

There will be 579 acres of open space. Language will be created so that if the open space is vacated, it will go to another entity so that the land cannot be land banked.

Mr. Deskovick asked about the 11 acres for the charter school — if it is not taken, it could go to another school in the future. Maybe in 30 years the school would be feasible and there would still be the option to build it.

Mr. Brown said that it would have to be given to an entity and reside in a trust.

Mr. Brown said the project is 4 or 5 years away from the start of when it will be built. CalTrans would like to see traffic off of Main St. Once the Nature Conservancy purchased the Davis Ranch, there were placed strict requirements on that property. There were concerns that an access road to the project would displace homes. Road alternatives were considered.

Ms. Osborn asked about sewer service for the project from the Santa Maria Sewage Treatment Plant.

Mr. Brown said there are 2 options. The project is just outside of the latent powers for sewer. He is negotiating with the RMWD. Hooking up to the sewer is not looking like an economically viable option at this time. The other option is a package treatment plant where 95 percent of the reclaimed water will be used on site. Both options are considered in the DEIR.

Ms. Osborn said that Mt. Woodson had a package treatment plant and then begged to get into the sewer district.

Mr. Brown said a package treatment plant would be maintained through a County sanitation district and a Landscape Maintenance District.

Mr. Brean said the road connection from the area of this development to Highland Valley Rd. is extremely important, not just for this project, but for the greater good of Ramona. If we can't connect through land owned by the Nature Conservancy, it is necessary to find an alternative route to Highland Valley Rd. He asked Mr. Brown to please investigate land owned by the Airport, Cumming Ranch, or the RMWD to make this happen.

Mr. Brown said the SA 603 will come off the map as part of the GP Update.

MOTION: TO RECESS FOR 15 MINUTES AT 9:15.

Upon motion made by Matt Deskovick and seconded by Torry Brean, the Motion **passed 13-0-0-2**, with Chad Anderson and Chris Anderson absent.

(Mr. Grimes and Mr. Deskovick left at 9:15).

MOTION: TO MOVE ITEM 10-G-2 UP TO BEFORE 10-C-5.

Upon motion made by Kristi Mansolf and seconded by Andrew Simmons, the Motion **passed 9-2-0-0-4**, with Chad Anderson, Chris Anderson, Matt Deskovick and Dennis Grimes absent.

10-G-2:330 Elm St., Request RCPG to Review Project Prior to Submitting to the County. Site is 4.25 Acres. Would Like to Have the Lower Portion of Lot be used for RV Storage – Major Use Permit or Zoning Variance. Miller, Owner (w/T&T)

Mr. Miller has a 4 acre site on Elm St., where Elm, Olive and Oak St. come together. The lower 3 acres are unusable due to high groundwater. He wants to turn this part of his property into an RV storage area. He believes he is in the floodplain. On this site, Bob Thompson once had longhorns. Mr. Miller would like to put 30 to 50 RV's on the property for storage.

Mr. Simmons said the project was given a positive recommendation from the Transportation/ Trails Subcommittee.

Ms. Osborn said that if the site is in the floodplain, he won't get County approval because fluids from the vehicles would leak into the Creek.

MOTION: TO APPROVE IN CONCEPT (CONSIDERATION OF USING LOWER PORTION OF SITE FOR RV STORAGE – APPROXIMATELY 3 ACRES).

Upon motion made by Torry Brean and seconded by Andrew Simmons, the Motion **passed 8-1-2-0-4**, with Carolyn Dorroh voting no, Kristi Mansolf and Vivian Osborn abstaining, and Chad Anderson, Chris Anderson, Matt Deskovick and Dennis Grimes absent.

10-C-5:Cumming Ranch, SP 03-005, GPA 03-0007, TM 5344RPL3, Highland Valley Rd. between Hwy 67 and El Sol Rd. 682.02 Acres. 805 Properties, Owner (w/T&T)

Mr. Driscoll presented the project. The property is 682 acres contiguous to the Town Center. Development of 125 residential lots is proposed. There will be 107,000 cubic yards of grading.

Only pads and driveways will be graded. There will be landscaping on the lots. For native plants/trees, the Englemann Oak is the highest priority.

In 2002 the County approved the grasslands project. The County asked landowners to come in and participate for the grasslands. The County picked out areas B and C of the project to create a corridor with the adjacent land. Area A will be dedicated to the County. Area B will be purchased by the County. Area C has 22 acres of conservation easements. This area was previously managed by the Environmental Trust and it contains vernal pools. There will be a Resource Management Plan for separate areas. Mr. Driscoll will be installing 7.3 miles of pathways and trails. Pathways will be managed by DPW. Trails will be managed by Parks and Recreation. Mr. Driscoll used to own the Hardy Ranch. There will be a trail over the sewer easement.

Project goals are to 1) to preserve the Ramona grasslands; 2) to create a development that reflects a rural lifestyle. He could have 166 lots, including industrial. He is developing less lots than allowed and eliminating industrial; 3) to integrate the project seamlessly with the surrounding open space; 4) to implement trails; and, 5) to maintain the vernal pool preserve.

Mr. Driscoll said the traffic is difficult to understand. Internal streets collect traffic internally. There will be 2 internal roads to the south and 2 to the north. All streets will be public and there will be no gates. There will be an internal road and a 10 foot parkway. Also, a 6 foot pathway on 1 side of the road. Highland Valley Road has 94 feet of right of way. Mr. Driscoll has to improve it. There will be a 22 foot parkway on each side plus 50 feet of pavement, 12 foot travel lanes, an 8 foot shoulder, and a 2 foot bike lane all the way to the stop light. These improvements will go 750 feet to Highland Valley Road and Hwy 67. The church will reimburse at cost. Drainage will not be negatively impacted.

The lots next to the open space will have a 100 foot Limited Building Zone (LBZ). Residents in these areas will have to get a special permit to develop in the LBZ. Outside of the lots, it will be 50 feet to a sensitive area.

The intersection of Hwy 67 and Highland Valley Road seems to be a high priority. In the morning it is an "F". In the evening it is an "E". Requirements for the project will raise the LOS to a "D". Dye Rd. will be widened to 4 lane. In the middle, there will be a dual left turn lane. It will go to 6 lanes at 650 feet from the intersection and taper off. This work will not replace the South Bypass. He will get credit for the TIF. If the intersection costs more than the TIF, he will be reimbursed.

The Fire Protection Plan has been recently updated. He will be constructing for shelter in place, but this is not to be named as a shelter in place development. There will be 2 emergency access points for fires and evacuations. He predicted the emergency point on Voorhes Ln. would be a problem, and at the West Subcommittee meeting, it was called out as a problem. He will try and meet with the fire marshall and get back to us.

Speaker: Vivian Osborn, Ramona Resident

Ms. Osborn said the project has 2 fatal flaws. One is the emergency access onto Voorhes Ln. This would have to be purchased to be legal. The second is the sewer extension. In the Mt. Woodson EIR, it is stated that the sewer extension can only be used for that development. The Cumming Ranch project is an urban development because of the sewer extension. On the other

side of Voorhes Ln. are 10 acre lots. The Church is relying on sewer for their project. She questioned putting 125 homes in the riverbed.

Speaker: Wanda Crook, Ramona Resident

Ms. Crook moved to this area because of the rural character. The Cumming Ranch project doesn't conform to the General Plan or the Ramona Community Plan. The houses are divided with some going north and some going south of Highland Valley Rd. Lots south of Highland Valley Rd. are supposed to be 2 acres, lots north of Highland Valley Rd. are supposed to be 2, 4 and 8 acres. In looking at 3 of the GP Update maps, south of Highland Valley Rd. lots would be 2, 4 and 8 acres. Lots north of Highland Valley Rd. would be 1 dwelling unit per 10 to 20 acres. On the environmentally superior map, lots would be 20 acres. She asked that the Ramona Community Plan be followed, the RCPG take their role seriously and vote the map down.

Speaker: Richard Crook, Ramona Resident

Mr. Crook asked the RCPG to vote on the map and not the project. Is this project in Ramona's best interests? Lots were 4 and 5 acres before – now they are barely over 2 acres by Voorhes Ln. He asked that lot density, planned access and a new pump station be considered. Most lots are not horsekeeping lots. City people will move in. Large animals will be zoned out of the west end of Ramona. This happened in Riverside. For planned access, access must be secured. As concerns the new pump station, there will be disruption of the sewer while it is being installed. The sewer can overflow into the Etcheverry Creek. The Etcheverry Creek is a tributary that goes to Lake Hodges.

Speaker: Shelley Berthiaume, Ramona Resident

Ms. Berthiaume said the project shows a disregard of private property. One hundred twenty five homes will be grouped. The minimum lot size of 1 acre seems to be the dominate lot size. There are large ag properties in the area of 10 acres or more. As far as ranching, it creates flies, dust and odors. She is afraid urban people moving into the area won't like this. There will be a clash of lifestyles. Larger lot sizes would be more in keeping with what is there. Voorhes Ln. is 10 to 18 feet wide and is minimally maintained. They wouldn't turn people away evacuating in a fire, but if there is an accident, the people on Voorhes Ln. could be liable.

Speaker: Mike Berthiaume, Ramona Resident

Mr. Berthiaume is a firefighter for the City of Chula Vista. He did research into the Uniform Fire Code and the minimum standards for roads. Roads should be 20 feet and unobstructed – an all weather road. There have to be signs and notices. There may be the need to require maintenance at the gates. Voorhes Ln. should not be used without the approval of the people on Voorhes Ln. – it is a private road.

Speaker: Beverly Maes, Ramona Resident

Ms. Maes is in support of the project. She is a member of the West Subcommittee. The project was only approved through time. At the West Subcommittee, secondary access was asked for. There was a motion made at the West Subcommittee that included that the fire access be secured and the motion failed. Mr. Driscoll has given more than anyone else. Not everyone is opposed to his project.

Speaker: Jeff Lachine, Ramona Resident

Mr. Lachine said that community character is a big deal. This is a suburban project proposed in an area where neighbors have large animals and outbuildings. There will be an HOA to make sure everything is manicured. With the density you can forget about the benefits of the open space. The project goes against the Community Plan. The sewer extension will bring commercial enterprises to the Highland Valley intersection. As far as fire protection, if the fire department doesn't have the resources, it is not going to change with the roads. Voorhes Ln. is a private road and should not be used for this project. The lots should be made bigger. This is the gateway to Ramona.

Mr. Driscoll said that the RCPG approved the project and the County changed it. They took out lots on the north side of Highland Valley Rd. and the lot sizes got smaller. He tried to match the project to the Community Plan. Twenty percent of his lots can be used for animal keeping. He is trying to keep it in one area. The County Fire Marshall wanted a secondary access off Voorhes Ln.

Mr. Brean said that more of the lot size has eroded away. DPLU is going in the wrong direction. He liked the second map better than this one.

Mr. Driscoll said that if the lots aren't built here, Ramona will absorb the density.

Ms. Dorroh said that Voorhes Ln. is not wide enough to get 2 cars to pass. If the County requires a secondary access, it should be viable. Voorhes Ln. is not a public thoroughfare – it is a substandard road that deadends. There was a court case as a result of an accident by Mt. Woodson and Via de la Angel. All on a private road had to pay. An umbrella policy doesn't cover the liability on a private road. Large animal keeping smells bad. On a 10 acre parcel, people can have a greater number of animals. This is a different lifestyle than what is being proposed. Large vehicles can't make the turn onto Voorhes Ln. What would happen if fire trucks were trying to access this area and people were evacuating onto Voorhes Ln. from the project and people were evacuating from Voorhes Ln. with large animals in trailers. This is not feasible.

Ms. Katherine L. Finley said she blamed the system for allowing clustering to save open space. People on Voorhes Ln. are the only ones at the meeting and this bothers her.

Ms. Kathy S. Finley asked if the people in the audience were not at the meeting in 2005 when the project was approved. She wanted to see the project again after the fire department has been consulted about the Voorhes Ln. access.

Ms. Stines said she watched this project since the beginning. Mr. Driscoll has been cornered into a wall. The Mt. Woodson sewer situation doesn't apply here. The project is in character with Ramona. There is no relationship to the GP Update. If there was a lock for the fire department, the road access could be used in an emergency.

MOTION: TO REITERATE THE PREVIOUS SUPPORT FOR THE SECOND ITERATION MAP. REQUEST THAT IN THE INTEREST OF COMMUNITY CHARACTER, DPLU CHANGE THE NEED FOR THE DECREASE IN LOT SIZE AS SEEN IN THE THIRD ITERATION MAP. IN ADDITION, THE EMERGENCY ACCESS ROAD TO VOORHES LN. IS NOT APPROPRIATE FOR THIS PROJECT.

Upon motion made by Torry Brean and seconded by Katherine L. Finley, the Motion **failed 5-4-0-2-4**, with Carolyn Dorroh, Kathy S. Finley, Kristi Mansolf, and Luauna Stines voting no, Vivian Osborn and Angus Tobiason stepping down, and Chad Anderson, Chris Anderson, Matt Deskovick and Dennis Grimes absent.

10-D: EAST (Finley) (No Business)

10-E: SOUTH (Stines) (Action Item)

10-E-1: Draft Recirculated EIR for P 70-379W2, SCH No. 2000031058, Salvation Army Divisional Camp and Retreat. 575 Acres. Public Review Ends: June 9, 2008. Available at http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html (w/T&T)

Speaker: Mike Leech, Ramona Resident

Mr. Leech, represents Jeff McGuire on Mussey Grade Rd., whose family owns an approximately 400 acre ranch. He is commenting on the revised DEIR with regard to consistency of land use and fire protection. The Mussey Grade Rd. area is one of agricultural use, and it should be kept free from commercial encroachment. Originally in 1970 there was a permit pulled for a church/retreat facility. The little camp was okay, and its purpose did not include commercial endeavors. Now there is a proposal to change the camp into a commercial facility with 50 buildings – 240,000 square feet of buildings. The peak number of people allowed is proposed to be 700 plus. The facility will be rented to churches, colleges, universities and others for money. Kids will be camping 8 weeks out of the year in the summer. The project has morphed into a commercial enterprise. This use will impact community character and impacts to community character from a commercial development are not addressed in the DEIR. This proposed land use will be placed in an A-70 zone, which doesn't allow commercial activity by entitlement. A major use permit is required. The DEIR is inadequate in terms of land use. This is a large development in a fire prone, hazardous area and the project should be characterized as such.

Speaker: John Jondall, Ramona Resident

Mr. Jondall, represents Jeff McGuire. Mr. Jondall is a retired Assistant Fire Chief with the City of San Diego. He was also a Fire Marshall. The sole access road for the project is 12 times longer than what any fire code in the area allows. South of Dos Picos Rd. burned in 2003, and it is already overgrown to the point of violating firefighting orders. Trees are touching. No fire trucks will go down there now. A second consideration is that the project increases the population. The project will double the population on Mussey Grade Rd. The access road going to the camp is worse than Mussey Grade Rd. The road blocked anywhere will cause major problems during an evacuation. A third consideration is that we are in the top 7 percent for a high hazard fire area in the State. The project has enhanced ignition requirements for structures, sprinklers, and a backup water supply. All are required. Although alternatives are considered, they have to be better but they are not.

Speaker: Beverly Maes, Ramona Resident

Ms. Maes supports the project. The South Subcommittee made a motion to approve the DEIR and had a tie vote of 5-5. The project will improve the fire protection of the area.

Speaker: Richard Zelmer, Ramona Resident

Mr. Zelmer lives in a 100 year old house on Mussey Grade Rd. Brush is close to the side of the roads. The DEIR doesn't address fire protection for 500 people. The land use portion doesn't address the church camp. The project is 5 two story hotels. Eight weeks of the year kids will be there. The motels will be rented out the rest of the year.

Speaker: Diane Conklin, Ramona Resident

Ms. Conklin is the Spokesperson for the Mussey Grade Road Alliance. The DEIR is being recirculated because the Mussey Grade Road Alliance pointed out that the original DEIR had no fire plan. She asked that considerations for safety and well being be made. A full and realistic traffic study should be done. The DEIR doesn't adequately address traffic. In the Fire Protection Plan, unrealistic wind speeds of 24 mph were used to model fire and flame length. The RMWD asked for a secondary access road. The camp lost 90 percent of the camp when the area burned in 2003 during the Cedar fire.

Speaker: Joseph Mitchell, Ramona Resident

Mr. Mitchell said a traffic study had been requested previously, and one was added to the DEIR. In the traffic study, they are assuming Mussey Grade Rd. is a rural highway and anyone can jump into a car and experience an uninterrupted traffic flow to Hwy 67. There is no intersection modeling. There are 300 parking spaces at the camp. The DEIR is supposed to look at the worst case scenario when evaluating impacts. 300 cars is 1 miles of cars. This will cause a 1 hour delay on Mussey Grade Rd. for residents getting out. In the DEIR, they are proposing to shelter in place in a building when a fire goes through the area. The study used 24 mph winds to model the fire. SDG&E uses 50 mph winds to model fires. This is more realistic. Real wind scenarios should be used to study fire.

Ms. Osborn said the DEIR is inadequate. The project is commercial. They have not included an intersection study and the true wind scenarios were not used when considering sheltering in place.

Mr. Brean said the DEIR is insufficient for fire aspects. The last fire had hurricane strength winds. Neither evacuation or sheltering in place are good options.

Mr. Mansolf said that in the 2007 fires the winds were at least 70 mph. In the 2003 fires, the winds were at least 40 mph. When sheltering in place, if people's cars are at the facility, they are free to leave, so there is no guarantee that even if the camp is full, people will shelter and not use the roads. In the DEIR, the population figure for the camp is not clear. For certain events, over 700 people can be at the camp. It is unclear the composition of people, what transportation will be used during these events, or when they will occur. There is no secondary access and the camp is 5 miles from Hwy 67. The evacuation was very difficult in 2003 for Mussey Grade residents without the increased population of the camp.

Mr. Tobiason said that in 2003, his family was partially burned out on upper Mussey Grade Rd. The fire department was given direction to not go down Mussey Grade Rd. He doesn't feel this would be a good place for young people during a fire.

Ms. Dorroh said Mussey Grade Rd. is a substandard road with no shoulders. The worst case scenario should be addressed in the DEIR. Shelter in place should be reconsidered. People may not want to be there to watch a wall of flames. Shelter in place doesn't deal with hysteria and

human needs. The traffic study needs to address intersections. Historical data needs to be considered including wind speed and wind gusts. Actual calculations should be made.

Ms. Stines said that the Salvation Army will have 500 people at the camp 2 times a year. People on Mussey Grade Rd. can shelter at the camp. The largest mass complaint in the last fire was evacuation. They will improve the conditions in the canyon. Salvation Army is made up of volunteers. It is not a money racket. Their benefit is widespread.

Katherine L. Finley said the proposed use is inappropriate in regards to land use. It would be horrible to put the Mussey Grade residents in jeopardy for commercial development.

MOTION: TO SUPPORT THE RECIRCULATED DRAFT EIR AND TO SEND COMMENTS.

Upon motion made by Luauna Stines, the Motion died for lack of a second.

MOTION: TO SEND COMMENTS.

Upon motion made by Kristi Mansolf and seconded by Torry Brean, the Motion **passed 11-0-0-0-4**, with Chad Anderson, Chris Anderson, Matt Deskovick and Dennis Grimes absent.

MOTION: TO MOVE THE BALANCE OF THE AGENDA TO THE SPECIAL MEETING AGENDA. TO POSTPONE THE BALANCE OF THE AGENDA TO TIME DEFINITE.

Upon motion made by Andrew Simmons and seconded by Kathy S. Finley, the Motion **passed 11-0-0-0-4**, with Chad Anderson, Chris Anderson, Matt Deskovick and Dennis Grimes absent.

10-F AHOPE (Osborn) (No Business)

10-G: CUDA (Anderson) (Action Items)

10-G-1: Sunrise Villas Apartments, S06-009, Request by Applicant to Waive the Under grounding of Utilities (Policy I-92) Bruce Steingraber, Consultant (w/T&T)(Applicant requested to be on July agenda)

10-G-2: 330 Elm St., Request RCPG to Review Project Prior to Submitting to the County. Site is 4.25 Acres. Would Like to Have the Lower Portion of Lot be used for RV Storage – Major Use Permit or Zoning Variance. Miller, Owner (w/T&T) (MOVED TO BEFORE 10-C-5)

10-H: TRANSPORTATION/TRAILS (Simmons) (Action Items)

10-H-1: TM 5307RPL5 Pahl's Way. Clinton Hale and Bud Gray, Applicants. Owner is Lakeside Ventures, Inc. Proposal to split 202 acres into 8 lots ranging from 8 to 40 acres. (w/WEST for EAST; Comments to be Brought Forward at RCPG)

10-H-2: Sunrise Villas Apartments, S06-009, Request by Applicant to Waive the Under grounding of Utilities (Policy I-92) Bruce Steingraber, Consultant (w/CUDA) (Applicant requested to be on July agenda)

10-H-3: 330 Elm St., Request RCPG to Review Project Prior to Submitting

to the County. Site is 4.25 Acres. Would Like to Have the Lower Portion of Lot be used for RV Storage – Major Use Permit or Zoning Variance. Miller, Owner (w/CUDA)

10-H-4:The RCPG Previously Approved Sending a Letter to the County, SDCE and to SDG&E Regarding Obstructions in the Road Right of Way. Consideration of Specific Letter – Road Right-of-Way Safety Issues – Not addressed.

10-H-5:P 08-017, Spirit of Joy Lutheran Church, Hwy 67 and Highland Valley Rd. 8.86 Acres. Greg Danskin, Architect (w/West)

10-H-6:Montecito Ranch, SP 01-001, GPA 04-013, TM 5250RPL Informational Project Update. Chris Brown, Proponent (w/West)

10-H-7:Cumming Ranch, SP 03-005, GPA 03-0007, TM 5344RPL3, Highland Valley Rd. between Hwy 67 and El Sol Rd. 682.02 Acres. 805 Properties, Owner (w/West)

10-H-8:Draft Recirculated EIR for P 70-379W2, SCH No. 2000031058, Salvation Army Divisional Camp and Retreat. 575 Acres. Public Review Ends: June 9, 2008. Available at http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html (w/South)

10-H-9:Discussion of Bicycle Trails along Major Roads, with Regards to Safety Issues (Discussion and Possible Action) – Not addressed.

10-H-10:Safety Issue on 5th and Main St. – Not addressed.

10-H-11:Department of Parks and Recreation, Community Trails Master Plan/County Trails Program – Possible Update of Ramona Community Trails and Pathways Plan to be Considered – Not addressed.

10-H-12:Consideration of Possible Evacuation Routes to add to the Ramona Community Protection and Evacuation Plan – Not addressed.

10-I: DESIGN REVIEW (Anderson) – Update on Projects Reviewed by the Design Review Board – Not addressed.

ITEM 11: Other Business

- A. Consideration of Formation of Subcommittee Chair Ad-Hoc to Determine Merit for Consent Agenda (Carried over from 5-1-08) (Discussion and Possible Action) – Not addressed.**
- B. Consideration of Changing July Meeting Date from 7-3 to 7-10 (Discussion and Possible Action) – Not addressed.**

ITEM 12: ADMINISTRATIVE MATTERS (Chair)

- A. APPROVAL OF MINUTES 5-1-08 and 4-17-08 (Action) – Not addressed.**

- B. Concerns From Members** – Not addressed.
- C. Names Submitted for New Subcommittee Members (Action)** – Not addressed.
- D. Agenda Requests** – Not addressed.

ITEM 13: Adjournment – 12:15

MOTION: TO ADJOURN.

Upon motion made by Luauna Stines and seconded by Katherine L. Finley, the Motion **passed 11-0-0-0-4**, with Chad Anderson, Chris Anderson, Matt Deskovick and Dennis Grimes absent.

Respectfully submitted,

Kristi Mansolf